

Unit 4550 NW 18th Ave # 504 - Waters Edge Towers 4550&4570

4550 NW 18th Ave # 504 - 4550 NW 18 Ave, Deerfield Beach, FL, Broward 33064

Unit Information

MLS Number:	RX-10985040
Status:	Active
Size:	930 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Vehicle Restrictions
View:	Lake
List Price:	\$199,500
List PPSF:	\$215
Valuated Price:	\$186,000
Valuated PPSF:	\$200



The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	140
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

Waters Edge Towers
Address: 4570 NW 18th Ave,
Pompano Beach, FL 33064
Phone: +1 954-781-8492

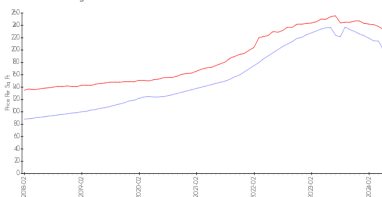
<https://watersedgetowers.org/>

Recent Sales

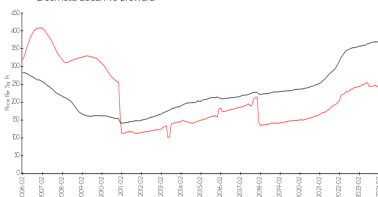
Unit #	Size	Closing Date	Sale Price	PPSF
409	1,070 sq ft	Jun 2024	\$265,000	\$248
205	930 sq ft	Apr 2024	\$195,000	\$210
704	932 sq ft	Nov 2023	\$182,000	\$195
707	1,070 sq ft	Sep 2023	\$260,000	\$243
501	1,155 sq ft	Aug 2023	\$278,000	\$241

Market Information

Waters Edge Towers 4550&4570 vs Deerfield Beach



Deerfield Beach vs Broward



Waters Edge Towers \$198/sq. ft.
4550&4570:

Deerfield Beach: \$233/sq. ft.

Deerfield Beach: \$233/sq. ft.

Broward: \$351/sq. ft.

Inventory for Sale

Waters Edge Towers 4550&4570	4%
Deerfield Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waters Edge Towers 4550&4570	54 days
Deerfield Beach	62 days
Broward	69 days